

PLANNING COMMISSION MINUTES

Gardner, Kansas
Monday, May 8, 2006

The Planning Commission met in regular session on the above date at the Gardner City Hall, 120 E. Main Street, Gardner, Kansas.

I. Call to Order

Chairman Koranda called the meeting to order at 7:00 p.m. Commissioners present: Paul Kilgore (7:05 p.m.), Greg Godwin, Eileen Mertz, Eric Schultz, Jason Burnett, and Dan Popp. Commissioners absent: none. Also present: Community Development Director Fred Sherman; Planner Erik Pollom; applicant Doug Bohi of First Choice Builders; engineer for the applicant Joel Riggs of Peridian Group, Inc.; and one interested citizen.

II. Election of Officers

Elect Chairman and Vice-Chairman of Planning Commission for 2006-2007 term.

Chairman Koranda opened the nominations for Chairman and Vice-Chairman of the Planning Commission for the 2006-2007 term.

Motion Mertz, second Popp, to nominate Stephen Koranda for Chairman and Greg Godwin for Vice-Chairman of the Planning Commission.

Motion carried: 4-0 Aye (Kilgore: Absent; Koranda, Godwin: Abstain)

Chairman Koranda asked for other nominations. There were no further nominations.

Motion Mertz, second Schultz, to elect Stephen Koranda for Chairman and Greg Godwin for Vice-Chairman of the Planning Commission. Motion carried by unanimous consent.

III. Approval of Minutes

The minutes of the April 10, 2006, meeting, were approved by unanimous consent.

IV. Consent Agenda

Commissioner Mertz requested that Item FP-06-08, be removed from the Consent Agenda.

1. FP-06-06

Consider a Final Plat for Cottage Park West, 9th Plat, a .38 acre planned multi-family residential development located in the 700 block of Woodson Lane. The application is filed by Cottage Creek Properties, L.L.C.; with engineering services provided by Green Engineering Services, Inc.

1. **APPLICANT:** The applicant is Cottage Creek Properties, L.L.C.; with engineering services provided by Green Engineering Services, Inc.
2. **REQUESTED ACTION:** The applicant requests final plat approval for a tract of land containing approximately .38 acres for a planned multi-family residential development.
3. **LOCATION:** The property is located in the 700 block of S. Woodson Lane.
4. **EXISTING ZONING:** The property is zoned RP-3, Planned Garden Apartment District (Z-03-01).
5. **ANALYSIS:** The applicant requests approval of a final plat for Cottage Park West, 9th Plat. Approval for this replat is requested to divide the four individual units of the existing multi-family building into separate lots for sale.

6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Final Plat for Cottage Park West, 9th Plat (FP-06-06), and forward the item to the City Council with a recommendation to accept the easements and rights-of-way, subject to the following condition:
 - a. The pedestrian trail along the rear yards of the Cottage Park multi-family development shall be completed prior to recording of the final plat.

2. FP-06-07

Consider a Final Plat for Cottage Park West, 10th Plat, a .4 acre planned multi-family residential development located in the 700 block of Woodson Lane. The application is filed by Cottage Creek Properties, L.L.C.; with engineering services provided by Green Engineering Services, Inc.

1. **APPLICANT:** The applicant is Cottage Creek Properties, L.L.C.; with engineering services provided by Green Engineering Services, Inc.
2. **REQUESTED ACTION:** The applicant requests final plat approval for a tract of land containing approximately .4 acres for a planned multi-family residential development.
3. **LOCATION:** The property is located in the 700 block of S. Woodson Lane.
4. **EXISTING ZONING:** The property is zoned RP-3, Planned Garden Apartment District (Z-03-01).
5. **ANALYSIS:** The applicant requests approval of a final plat for Cottage Park West, 10th Plat. Approval for this replat is requested to divide the five individual units of the existing multi-family building into separate lots for sale.
6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Final Plat for Cottage Park West, 10th Plat (FP-06-07), and forward the item to the City Council with a recommendation to accept the easements and rights-of-way, subject to the following condition:
 - a. The pedestrian trail along the rear yards of the Cottage Park multi-family development shall be completed prior to recording of the final plat.

Consent Agenda Item No. 1, Final Plat for Cottage Park West, 9th Plat (FP-06-06); and Item No. 2, Final Plat for Cottage Park West, 10th Plat (FP-06-07); were forwarded to the City Council with recommendations for approval of the easements and rights-of-way, subject to staff recommendations, by unanimous consent.

V. Agenda Items

(3.) FP-06-08

Consider a Final Plat for New Century Business Center Addition No. 2, a .83 acre commercial development located on the north side of Lincoln Lane, east of Stone Creek Drive. The application is filed by First Choice Builders; with engineering services provided by Peridian Group, Inc.

1. **APPLICANT:** The applicant is First Choice Builders; with engineering services provided by Peridian Group, Inc.
2. **REQUESTED ACTION:** The applicant requests final plat approval for one lot on approximately .83 acres for an industrial development.
3. **LOCATION:** The property is located on the north side of Lincoln Lane, east of Stone Creek Drive.
4. **EXISTING ZONING:** This property is currently zoned M-2, General Industry District.
5. **ANALYSIS:** The applicant requests approval of a final plat for New Century Business Center Addition No. 2. This plat creates one lot for industrial uses.
6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Final Plat for New Century Business Center Addition No. 2 (FP-06-08), and forward the item to the City Council with a recommendation to accept the easements and rights-of-way, subject to the following condition:
 - a) Prior to recording of the final plat, the required excise tax shall be paid.

Commissioner Mertz asked what the zoning designations of the surrounding properties were. Director Sherman stated that the properties south of the subject property were zoned CP-2; the property north and east was zoned PUD; and the properties north and west were zoned M-2, as was the subject property.

Motion Mertz, second Schultz, to forward the Final Plat for New Century Business Center Addition No. 2 (FP-06-08) to the City Council with a recommendation for approval of the easements and rights-of-way, subject to staff recommendations.

Motion carried: 7-0 Aye

1. **SP-06-03**

Consider a Site Plan for First Choice Office building, a 4,914 square foot office building located on the north side of Lincoln Lane, east of Stone Creek Drive. The application is filed by First Choice Builders; with engineering services provided by Peridian Group, Inc.

Planner Pollom presented the staff report.

1. **APPLICANT:** The applicant is First Choice Builders, with engineering services provided by Peridian Group, Inc.
2. **REQUESTED ACTION:** The applicant requests approval of a site plan for a 4,914 sq. ft multi-tenant office building.
3. **LOCATION:** The property is located on the north side of Lincoln Lane, east of Stone Creek Drive.
4. **EXISTING ZONING:** The property is currently zoned M-2, General Industry District.
5. **ANALYSIS:** The applicant requests approval of a site plan for the First Choice Office Building, a 4,914 square foot building containing four attached tenant spaces. The proposed site plan meets City standards for parking and landscaping.

Industrial Park Overlay District

This property lies partially within the Industrial Park Overlay District as outlined by Section 16.526 of the zoning ordinance, which is established to promote high quality developments with an emphasis on aesthetics, compatibility and overall site integration. The submitted site plan adheres to the guidelines set out by the overlay district.

Building Elevations

The submitted building elevations indicate that the building's lower half will be banded with stone veneer, with the exception of the area surrounding the doors to the three storage areas in the rear of the building. The upper portion of the building will be painted six inch smart trim lap siding. The composite shingle roof includes a varied roofline and an overhang in the front to create a covered walkway along the office fronts. The supporting beams are wrapped with stone veneer around the bottom two-thirds. The proposed building elevations exceed the Industrial Park Overlay District architectural design standards.

Access and Parking

The primary access to this site was predetermined with the approval of the site plan for the Peridian Office Building that lies immediately to the west. A cross access entrance has been provided from the Peridian parking lot to minimize and align curb cuts on Lincoln Lane.

A service drive is shown along the eastern border of the property that leads to a dead-end service access area – providing vehicular access to the rear entrances and storage areas. This access drive is proposed to be only one lane wide (twelve feet), which will likely create traffic conflicts for vehicles and trucks going to and coming from the rear of the tenant spaces. Depending upon the specific tenants occupying the building (which will change over time), this side drive lane will be used mostly by vehicles that have a need for a large areas for maneuverability, like trash trucks, delivery vehicles, etc.

Staff has suggested that this lane be increased to two lane widths or a second entrance from the adjacent Peridian parking lot be added to the rear of the proposed building to alleviate traffic conflicts and eliminate the dead-end traffic design. The applicant has expressed a desire for the drive to remain at its current one lane width because widening the drive would create complications with their preferred building design and/or the relocation of utilities to the north and along the west side of the building. The total service floor area of the four tenant spaces is 3,880 square feet. The twenty-three provided parking stalls exceeds current requirements.

The site plan approval section of the zoning ordinance states:

1521.1 *The purpose and intent of requiring site plan approval is to encourage the compatible arrangement of buildings, off-street parking, lighting, landscaping, pedestrian walkways and sidewalks, ingress and egress, and drainage on the site and from the site, any or all of these, in a manner that will promote safety and convenience for the public and will preserve property values of surrounding properties.*

6. **STAFF RECOMMENDATION:** Staff is not comfortable with the proposed on-site traffic circulation, the one lane width drive, and the dead-end traffic flow design at the rear of the building, therefore staff recommends denial of the site plan for the First Choice Office Building (SP-06-03);

If the Planning Commission is comfortable with the site plan and the proposed on-site circulation pattern, staff recommends the following stipulations of approval:

- a) The development shall be in accordance with Exhibit "A" (Site Plan) and Exhibit "B" (Building Elevations) which are filed in the office of the Planning Commission Secretary and which are incorporated by reference as if set out in full herein. In addition, the development shall comply with all regulations and standards of the City of Gardner unless specifically exempted by the Governing Body.
- b) No signage is approved with the site plan. Separate sign permits are required prior to the installation of any signage.
- c) Prior to the issuance of a Certificate of Occupancy, all rooftop and ground mounted mechanical equipment shall be screened from view with an architectural and/or landscape treatment that is compatible with the building architecture.
- d) Prior to the issuance of any building permits, the property shall be final platted and the required excise tax shall be paid.

Chairman Koranda invited comments from the applicant.

Joel Riggs of Peridian Group, Inc., engineer for the applicant, gave a presentation on the proposed office building and site.

Chairman Koranda invited comments and questions from the commissioners.

Chairman Koranda asked how the rear storage rooms would be utilized. Mr. Riggs explained that the major tenants of the building, First Choice Builders, would use those rooms for storage of construction materials and tools.

Commissioner Mertz agreed with the adjoining property owner's denial to allow access through their parking lot to the subject property, because such access would be unsatisfactory for both businesses. She stated that the proposed twelve foot wide lane to the rear of the building would be insufficient to accommodate traffic flow to and from the rear storage rooms and doors.

Commissioner Godwin stated that, while he would prefer a two lane access road to the rear of the building, the proposed twelve foot lane would probably be sufficient for the proposed usage.

Commissioner Popp agreed with Commissioner Mertz' statements.

Commissioner Godwin expressed his concerns regarding construction vehicles or materials being stored behind the building or in the rear parking areas. Mr. Riggs stated that the major tenant did not anticipate any long term material storage or parking in the rear of the building, and the only material storage would be inside the indicated storage rooms.

The commissioners, Director Sherman, and Mr. Riggs discussed at length appropriate and reasonable lane widths for two-way traffic access to the rear of the building. A majority of the commissioners were not comfortable with the proposed twelve foot wide access lane.

Motion Schultz, second Mertz, to table consideration of the Site Plan for First Choice Office Building (SP-06-03) to the May 22, 2006, Planning Commission meeting.

Motion to Table carried: 7-0 Aye

VI. Discussion Items

1. Community Development Plan Update/Study Session Schedule

Discuss 2006 schedule for review and updating of the Community Development Plan – 2003, at the first Monday of the month Planning Commission meetings.

Director Sherman discussed potential future study session items, and the annual update and review process of the community development plan.

VII. Adjourn

Motion Kilgore, second Burnett, to adjourn the meeting at 9:12 p.m.

Motion to Adjourn Carried: 7-0 Aye

Gardner Planning Commission Minutes of May 8, 2006

Cindy Weeks, Planning Service Specialist
Community Development Department

ATTENDEES
of the
5-8, 2006
PLANNING COMMISSION MEETING

PLEASE SIGN

PLEASE PRINT		
NAME	COMPANY (if applicable)	ADDRESS
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